144.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,600 / 789,600
					USE VALUE:	789,600 / 789,600
					ASSESSED:	789,600 / 789,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENEBURY JAY & JOCELYN
Owner 2:	
Owner 3:	
Street 1:	156 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CULHANE SUE D/TRUSTEE -
Owner 2:	156 SCITUATE ST NOMINEE REALTY -
Street 1:	156 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,456 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1956 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4456.000	342,000	4,700	442,900	789,600
Total Card	0.102	342,000	4,700	442,900	789,600
Total Parcel	0.102	342,000	4,700	442,900	789,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.68 | /Parcel: 403.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

94436

GIS Ref

GIS Ref

Insp Date

05/07/18

!11272!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,200	4700	4,456.	442,900	715,800	715,800	Year End Roll	12/18/2019
2019	101	FV	211,000	4700	4,456.	415,300	631,000	631,000	Year End Roll	1/3/2019
2018	101	FV	209,200	4700	4,456.	343,300	557,200	557,200	Year End Roll	12/20/2017
2017	101	FV	209,200	4700	4,456.	315,600	529,500	529,500	Year End Roll	1/3/2017
2016	101	FV	209,200	4700	4,456.	287,900	501,800	501,800	Year End	1/4/2016
2015	101	FV	204,000	4700	4,456.	282,400	491,100	491,100	Year End Roll	12/11/2014
2014	101	FV	204,000	4700	4,456.	262,400	471,100	471,100	Year End Roll	12/16/2013
2013	101	FV	204,000	4700	4,456.	249,700	458,400	458,400		12/13/2012

PRINT

Date	Time
12/11/20	01:27:37

LAST REV

Date	Time
10/21/20	13:48:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULHANE SUE D/T	73458-208	1	10/15/2019	Change>Sale	740,000	No	No		
CULHANE JAMES P	66589-577		12/28/2015	Convenience	99	No	No		
	11969-112		3/2/1971		27,600	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1885	Addition	25,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2020	Mailer Sent	DGM	D Mann
10/19/2020	Permit Visit	DGM	D Mann
1/22/2020	SQ Returned	JO	Jenny O
5/7/2018	Meas/Inspect	BS	Barbara S
11/6/2008	Meas/Inspect	345	PATRIOT
4/10/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4456		Sq. Ft.	Site		0	80.	1.24	9									442,944						442,900	

Total AC/HA: 0.10230 | Total SF/SM: 4456 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,944 | Spl Credit | Total: 442,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18680978
Const Adj.:	1.04979002
Adj $ / SQ:	155.738
Other Features:	69300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420183
Depreciation:	78154
Depreciated Total:	342029

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

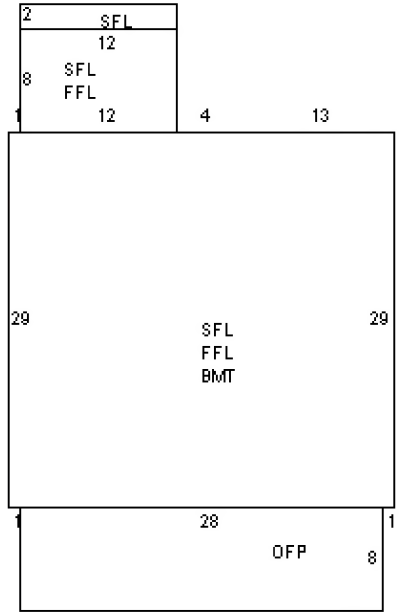
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.74
Special Features:	0	Val/Su Net:	112.13
Final Total:	342000	Val/Su SzAd	174.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	990	155.740	154,180
FFL	First Floor	966	155.740	150,443
BMT	Basement	870	46.720	40,648
OFP	Open Porch	224	25.050	5,612

Net Sketched Area:	3,050			Total:	350,883
Size Ad	1956	Gross Are	3050	FinArea	1956

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1950	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700